



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 15, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

31 March 15, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**QUITCLAIMS OF EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO FERGUSON ENTERPRISES, INC., AND IGNACIO CHAVEZ, JR.,
SAN ANTONIO AVENUE DRAIN PARCELS 4EXE AND 5EXE
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action is to approve the quitclaims of easements in San Antonio Avenue Drain in the City of Pomona from the Los Angeles Flood Control District to Ferguson Enterprises, Inc., and Ignacio Chavez, Jr.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the recommended actions are not a project pursuant to the California Environmental Quality Act.
2. Find the easement interests for covered storm drain purposes in San Antonio Avenue Drain Parcels 4EXE and 5EXE in the City of Pomona are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaims of easements from the Los Angeles County Flood Control District to the underlying fee owners Ferguson Enterprises, Inc., and Ignacio Chavez, Jr.

4. Instruct the Chair of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Quitclaim of Easement documents and authorize delivery to Ferguson Enterprises, Inc., and Ignacio Chavez, Jr.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the transactions are not a project pursuant under the California Environmental Quality Act (CEQA) and obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District, to quitclaim easements in San Antonio Avenue Drain Parcels 4EXE and 5EXE in the City of Pomona to the underlying fee owners Ferguson Enterprises, Inc., and Ignacio Chavez, Jr., respectively.

The District acquired easements to construct, reconstruct, operate, and maintain a covered storm drain in Parcels 4A and 5A located in the City of Pomona. To cure a typographical error in the legal description on record which states "a line parallel with and 15 feet westerly..." instead of "a line parallel with and 22 feet westerly of...", the District acquired new easements over the correct location of San Antonio Avenue Drain. As a result, the easements in Parcels 4A and 5A, now known as Parcels 4EXE and 5EXE, respectively, are no longer required by the District.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). By curing the typographical error and giving rights over the physical location of the facility, it will maximize operational efficiencies.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The underlying owners granted the District easements for covered storm drain and appurtenant structures with ingress and egress in exchange for the quitclaims of easements.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

San Antonio Avenue Drain Parcels 4EXE and 5EXE are adjacent to San Antonio Avenue between Lincoln Avenue and Riverside Drive in the City of Pomona.

The proposed quitclaims of easements are authorized by Section 2, subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purpose of the district..."

The Quitclaim of Easement documents have been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

In accordance with Section 15378(b)(5) of the CEQA Guidelines, approval of the recommended actions does not constitute a project. The action is an administrative activity of government that will not result in direct or indirect physical changes in the environment. The action will correct an error in a legal description, which will have no impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter and one executed original of each Easement Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicates for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division—Asset
Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Ferguson Enterprises, Inc.
12500 Jefferson Avenue
Newport News, VA 23602

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
SUBJECT TO CITY OF POMONA DTT (CODE) \$ _____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

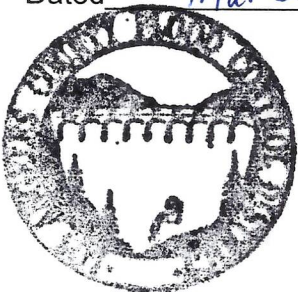
Assessor's Identification Number:
8330-013-022 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to FERGUSON ENTERPRISES, INC., a Virginia corporation, successor in interest by merger with Familian Corporation, a California corporation, all its right, title, and interest in and to that certain easement for covered storm drain and appurtenant structures, acquired by Easement document recorded July 19 1994, as Document No. 94-1338420, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Pomona, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part thereof.

Dated March 15, 2016



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Hilda J. Solis

Chair, Board of Supervisors of the
Los Angeles County Flood Control District

ATTEST:

LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

SAN ANTONIO AVENUE DRAIN, Parcels 4A and 5A
(File: SAN ANTONIO AVENUE DRAIN 4EXE)
Parcel 4EXE
840-RW 2
S.D. 1
Project ID No. MPM0000451

JX0031

DB:bw

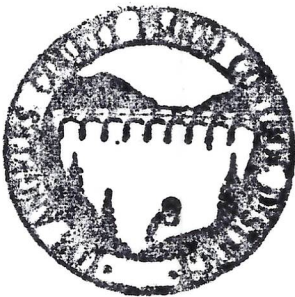
SMP-9\IP:CONF\BQCDEASESANANTONIA4EXE 122215 FNL 122815

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 15th day of March, 2016, the facsimile signature of HILDA L. SOLIS, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Carole Suzuki for Julia Weissman
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

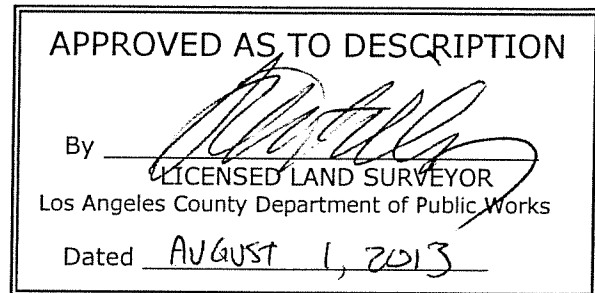
SAN ANTONIO AVENUE DRAIN 4EXE
840-RW 2
A.I.N. 8330-013-022 (Portion)
T.G. 641 (B6)
I.M. 114-357
S.D. 1
JX0031

LEGAL DESCRIPTION

PARCEL NO. 4EXE (Quitclaim of easement):

That portion of Parcel 2, Parcel Map No. 1783, as shown on map filed in Book 30, pages 44 and 45, of Parcel Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL NO. 4A in deed recorded on July 19, 1994, as Document No. 94-1338420, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 5,621± square feet



DUPLICATE
RECORDING REQUESTED BY
AND MAIL TO:

Ignacio Chavez, Jr.
2597 South San Antonio Avenue
Pomona, CA 91766

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
SUBJECT TO CITY OF POMONA DTT (CODE) \$ _____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Space Above This Line Reserved for Recorder's Use

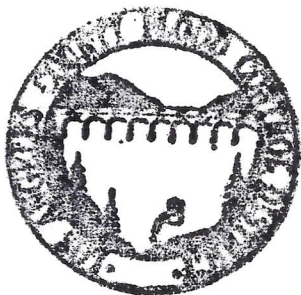
Assessor's Identification Number:
8330-015-025 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to IGNACIO CHAVEZ, JR., a single man, all its right, title, and interest in and to that certain easement for covered storm drain purposes, acquired by Easement document recorded September 7, 1993, as Document No. 93-1735183, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Pomona, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part thereof.

Dated March 15, 2016



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Hilda J. Solis
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SAN ANTONIO AVENUE DRAIN, Parcels 4A and 5A
(File: SAN ANTONIO AVENUE DRAIN 5EXE)
Parcel 5EXE
840-RW 3
S.D. 1
Project ID No. MPM0000451

JX0031

DB:bw

SMP-9\P:\CONF\BQCDEASEFLTOSINGLEMAN\SANANTONIOAVENUE5EXE 122815

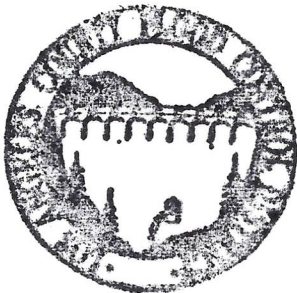
By Carla Little
Deputy

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) ss.
COUNTY OF LOS ANGELES)

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LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Carole Suzuki for Julia Weissman
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APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

SAN ANTONIO AVENUE DRAIN 5EXE
840-RW 3
A.I.N. 8330-015-025 (Portion)
T.G. 641 (B6)
I.M. 114-357
S.D. 1
JX0031

LEGAL DESCRIPTION

PARCEL NO. 5EXE (Quitclaim of easement):

That portion of Lot 38, Tract No. 22528, as shown on map recorded in Book 626, pages 40, 41, and 42, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL NO. 5A in deed recorded on September 7, 1993, as Document No. 93-1735183, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 809± square feet

